

ZONING INFORMATION

LOCATION: NEWINGTON, CONNECTICUT		
ZONE: I (INDUSTRIAL)		
USE: MANUFACTURING (PERMITTED USE)		
ITEM #	ITEM	REQUIREMENTS
1	MINIMUM LOT AREA	20,000 S.F.
2	MINIMUM LOT WIDTH	NONE REQUIRED
3	MINIMUM LOT FRONTAGE	70 FEET
4	MINIMUM FRONT SETBACK	25 FEET
5	MINIMUM SIDE SETBACK	10 FEET
6	MINIMUM REAR SETBACK	15 FEET
7	MAXIMUM BUILDING HEIGHT	45 FEET/ 3 STORIES
8	MAXIMUM IMPERVIOUS COVERAGE	90 PERCENT

GENERAL NOTES

- A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300a-1 THROUGH 20-300b-20 AS AMENDED OCTOBER 26, 2016.
- B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS 1-2.
- C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
- D) THE TYPE OF SURVEY PERFORMED IS A PROPERTY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
- E) NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (CT NAD 83 - EPOCH 2011) AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES DURING JANUARY 2020 REFERENCED TO THE C.O.R.S. NETWORK BASE STATION "CTNE" LOCATED IN NEWINGTON, CT HAVING THE FOLLOWING PUBLISHED VALUES:
STATION: CTNE (047113)
COORDINATES (US FT): N:806142.77, E:1008894.65
ELLIPSOID HEIGHT (US FT): 136.97 (41.749 M)
- F) ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88). THE DATUM WAS DETERMINED BY USING (GEOID 18) AND IS BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES IN JANUARY 2020 AND REFERENCED TO C.O.R.S. BASE STATION "CTNE" LOCATED IN NEWINGTON, CT HAVING THE PUBLISHED COORDINATE AND ELEVATION VALUES AS DESCRIBED IN NOTE 2 ABOVE.
- G) PARCEL IS LOCATED IN ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON F.J.R.M. D900300484F, EFFECTIVE DATE 06/26/2008.
- H) THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED. THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4435.

MAP REFERENCES

- "SITE PLAN PREPARED FOR TRUSS MANUFACTURING, EXISTING CONDITIONS RESURVEY" PREPARED BY THE BONGIOVANNI GROUP, INC., DATED 8-14-18.
- "SURVEY PROPERTY OF ERNEST MATIAS FENN ROAD", NEWINGTON, CONN. PREPARED BY GEORGE R. JENKINSON, DATED JULY 20, 1966, SCALE 1"=40' AND FILED AS MAP 835.
- "SUBDIVISION MAP, PORTION OF PROPERTY OF GEORGE, NATHAN, & HARRY, MARSHALL AND MORRIS MARSHALL ESTATE, FENN RD. & BARBOUR RD., NEWINGTON, CONN." PREPARED BY W.E. PETERS, DATED SEPT. 1982 AND FILED AS MAP 2396.
- "MAP PROPERTY OF GEORGE, NATHAN, HARRY, MARSHALL AND MORRIS MARSHALL ESTATE, FENN RD. & BARBOUR RD." PREPARED BY W.E. PETERS, DATED SEPT. 1974.
- LAYOUT MAP OF FENN ROAD FILED AS MAP 213.

LEGEND

	Property Line
	Easement Line
	Setback Line
	Edge of Water
	Treeline
	Major Contour
	Minor Contour
	Stone Wall
	Overhead Wire
	Gas Line
	Sanitary Sewer
	Storm Sewer
	Water Line
	Utility Pole
	Utility Pole w/ Light
	Gas Valve
	Gas Meter
	Cleanout
	Catch Basin
	Double Type I Catch Basin
	Double Type II Catch Basin
	Manhole
	Fire Hydrant
	Water Valve
	Water Meter
	Sign
	Ballard
	Mail Box
	Deciduous Tree
	Coniferous Tree

MATCHLINE SEE SHEET 2 OF 2

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT H. ROPER L.S. #16469

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

NEWINGTON BUILDING EXPANSION
135 FENN ROAD
NEWINGTON, CONNECTICUT

REVISIONS	Desc.	Added	For	Sheet
No.	Date			
1	7/13/2020			
Surveyed	SB			
Drawn	EB			
Reviewed	RR			
Scale	1"=20'			
Project No.	1900834			
Date	6/20/19			
Field Book	SB			
CAD File	EX190083401			

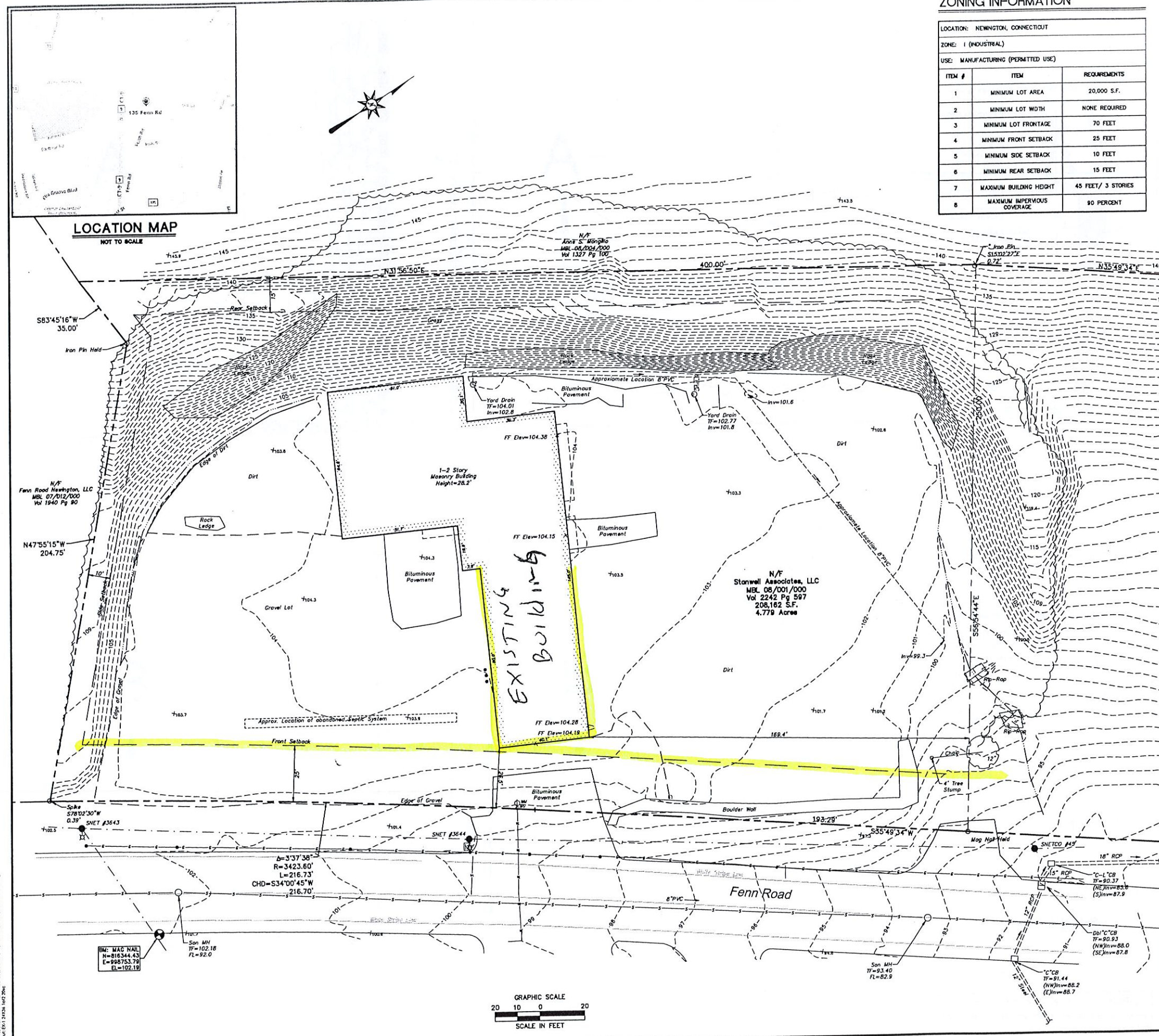
PROPERTY/
TOPOGRAPHIC
SURVEY

Sheet No. 1 OF 2

EX-1



355 Research Parkway
Meriden, CT 06450
(203) 230-1406
(203) 630-2615 Fax



LOCATION MAP

NOT TO SCALE

